

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF COMMISSIONERS  
of the  
HOUSING AUTHORITY OF THE CITY OF FORT LAUDERDALE  
5:00 PM Thursday, August 16, 2007  
437 SW 4 Avenue • Fort Lauderdale, Florida • 33315 • (954) 525-6444**

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**Item 1. ROLL CALL**

The meeting was called to order and the following answered present: Robert Kelley, Chair; Quinn Fazio Goodchild, Vice Chair; Shirley Carson; Nicholas Tranakas, M.D. James Camp III (arrived @ 5:05 P.M.) Also attending were URC representative, Mae Williams and R.C. Fiffie, Dixie Court resident.

Absent: None

**Item 2. REVIEW AND APPROVAL OF THE AUGUST 16, 2007 REGULAR MEETING AGENDA**

The Agenda was reviewed and one item was added (item 5, Stranahan Site update). Two items were also added to new business:

1. Resolution 1150 amending the list of signature authority to act in regard to sale of property
2. Sunnyreach elevators.

Commissioner Goodchild moved to approve the Agenda, as revised; Commissioner Tranakas seconded. All voted in the affirmative.

**Item 3. REVIEW AND APPROVAL OF THE JULY 19, 2007 REGULAR MEETING MINUTES**

The Minutes were reviewed and no corrections or changes noted. Commissioner Tranakas moved approval; Commissioner Carson seconded. All voted in the affirmative.

**Item 3. (a) REVIEW AND APPROVAL OF THE JULY 19, 2007 DIXIE CT. GP, INC., MINUTES**

The Minutes were reviewed and no corrections or changes noted. Director Carson moved approval; Director Tranakas seconded. All voted in the affirmative.

**Item 4. SECRETARY'S REPORT**

Note: Item 3 (Legal Services RFP) was discussed last.

**1. Audit Report & Appointment of Auditors for Fiscal Year 2007**

The draft audited financial statements for fiscal year ended December 31, 2006 were approved at the June 14, 2007 Board meeting. The Commissioners were given a copy of the completed, HUD approved, audit report. There was one minor adjustment; however, there were no financial changes.

The staff recommended that the Agency continue with the current Auditors, Berman Hopkins Wright & LaHam, for Fiscal Year 2007. The E.D. requested Board approval to extend for another year under the current contract.

Commissioner Camp moved the motion to approve; Commissioner Goodchild seconded. All voted in the affirmative.

Commissioner Goodchild also requested that (in the next 4 months) the Board follow-up on the quality control issues with the tenant files. All tenant files are currently in review.

**2. Dixie Court & Dr. Kennedy Homes Redevelopment - Update**

A Resolution of the Board of Commissioners of the Housing Authority of the City of Fort Lauderdale ratifying the following: **(Attachment 1)**

**Resolution 1148**

- Second Amendment to Ground Lease Agreement for Dixie Court II
- Dr. Kennedy Home – Ground Lease Agreement & Sub-Lease Agreement
- AHP Applications for Dixie Court I, Dixie Court II, and Dr. Kennedy Homes
- Development Fee for Dixie Court I and II

The E.D. updated the Board on the Dixie Court Projects, phases 1, 2, & 3 and Dr. Kennedy Homes and requested Board approval for Resolution 1148.

Commissioner Camp moved the approval of Resolution 1148; Commissioner Goodchild seconded. All voted in the affirmative.

**3. RFP for Legal Services**

This item was discussed at the March 8, 2007 Board meeting and the Board approved the E.D. proceeding to procure legal services for the Agency.

The H/A recently sent out an RFP for legal services and nine proposals were submitted **(Attachment 2.)** Copies of the proposals were sent to the Commissioners prior to the Board meeting. The E.D reviewed the selection criteria with the Board and presented the following recommendation of the staff for approval.

Staff recommended that the Agency continue retaining Damiani & Weissman, Real Estate; Kaye-Ann Baxter, Tenant Services; BlueRock Legal, Labor Law. Commission Goodchild moved the motion to approve the above recommendation; Commissioner Tranakas seconded. All voted in the affirmative.

Discussion continued on the selection of General Counsel from the five (5) remaining firms. The Board was requested to select the General Counsel; the main concerns were HUD and Sunshine Law expertise.

After extensive discussion the five (5) remaining firms were narrowed down to two (2)

- Brinkley, Morgan, Solomon, Tatum, Stanley, Lunny & Crosby, LLP
- Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.

A Senior Partner and the Legal Counsel Representative from the two firms will be invited to attend the next Board meeting for interviews.

Commissioner Goodchild moved the motion to approve; Commissioner Tranakas seconded. All voted in the affirmative.

**4. Approval of Application for Demolition & Disposition of Remaining Units in Dixie Ct.**

The Agency is preparing to submit the application for the demolition & disposition of the remaining units in Dixie Court. However, as part of the application process HUD requires a Board Resolution.

The E. D. explained the process, responded to questions and requested that the Board adopt **Resolution 1149** approving the H/A submitting the Demolition & Disposition Application to USHUD for the remaining 72 units in Dixie Court.

Commissioner Camp moved approval; Commissioner Goodchild seconded. All voted in the affirmative.

**5. Stranahan Site Update**

This is an on-going item with the Board. The E.D. gave a verbal update on the status of the landscape/re-grading for the Stranahan Site homes:

- Landscape/re-grading completed and
- Approved by Broward County
- Start scheduling closings
- All 7 homes estimated to close within a month
- Ribbon cutting ceremony to be planned.

Several public housing residents, representing the URC and Tenant Associations, attended mid-way through the meeting. Commissioner Kelley, Chair, welcomed the residents. He also addressed the proper procedure for tenant concerns to be presented to the Board.

**Item 5. NEW BUSINESS**

**1. Resolution 1150 Granting Authority to Act in Regard to Sale of Property**

The Housing Authority has established the need to revise/amend the list of persons having authority to act in regard to the sale of property.

The E.D. discussed this item with the Board and requested the approval of Resolution 1150 authorizing Tam A. English, Executive Director, and Andrea Walen, Deputy Director, to execute the necessary documents to convey titles and accomplish closings on behalf of the Housing Authority. Commissioner Tranakas moved approval; Commissioner Camp seconded. All voted in the affirmative

**2. Sunnyreach Elevators**

Capital Funds were allocated to replace the two elevators at Sunnyreach Acres in 2010. However, the elevators are in need of replacing now. Funds were reallocated from other sites and the RFP for elevator services was released in July.

Two bid proposals were submitted:

- Advanced Elevator Service, Inc. - \$109,000
- ThyssenKrupp Elevator - \$168,000

The E.D. discussed the selection criteria and timelines for completion. The Board was requested to approve the bid proposal for Advanced Elevator Service, Inc.

Commissioner Tranakas moved the motion to approve. Commissioner Carson seconded. All voted in the affirmative.

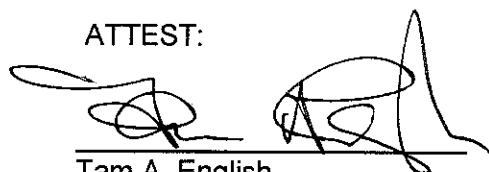
Per the Housing Authority's Procurement Policy, the contract will be forwarded to our Legal Counsel for review prior to execution.

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There being no further discussion, the meeting was adjourned.

  
Quinn Fazio Goodchild  
Vice Chair

ATTEST:

  
Tam A. English  
Executive Director/Secretary